2026 Final Budget - Stillwater Villas COA
January 1 - December 31, 2026

Ledger Number	Ledger Description	2025 Budget	2026 Budget	2026 Per Unit/Mo	Estimated Amount to Spend in 2026	Notes	Change - 2025 to 2026
4100	**Total Assessment**	**$73,439.71**	**$84,240.00**	**$390.00**	**$84,240.00**	**2025 Dues: $340 /month**	**$ 10,800.29**
Operating Expenses							
6150	Electric/Gas	$750.00	$750.00	$3.47	$750.00	Street lights and sign light	$ -
6200	Lawn Care	$23,119.91	$20,407.76	$94.48	$20,407.76	Per 2024-27 ASI Proposal dated 10/25/2023 - lawn + 3 rain garden + rain garden woody cutback + turn mulch (turn vs. new every other year); locking in 3 year contract	$ (2,712.15)
6300	Snow Care	$22,557.00	$22,726.18	$105.21	$22,726.18	Per ASI 2024-27 Proposal dated 09/29/2023 - 3 payments of $5639.25 and 1 payment of $5808.43; locking in 3 year contract	$ 169.18
6350	Landscape Repairs	$2,073.00	$4,264.37	$19.74	$4,264.37	Landscape Repairs; adjusted to reflect 2025 actual expenses	$ 2,191.37
6400	Trash/Recycling	$5,198.40	$5,458.32	$25.27	$5,458.32	Assumes 2025 Cost + 5% increase	$ 259.92
6500	Exterior Work	$2,073.00	$4,264.37	$19.74	$4,264.37	Exterior Work; adjusted to reflect 2025 actual expenses	$ 2,191.37
	Total	**$55,771.31**	**$57,871.00**	**$267.92**	**$57,871.00**		**$ 2,099.69**
Administrative Expenses							
5200	Accounting & Audit	$0.00	$0.00	$0.00	$0.00	Annual Tax Return (self prepared - no fees)	$ -
5300	Property Insurance	$9,370.00	$9,754.60	$45.16	$9,754.60	September 2025 Renewal ($9078 + $666.60)	$ 384.60
5350	Reserve Payments	$7,344.00	$15,552.00	$72.00	$15,552.00	Future Replacement Costs (18.5% of monthly dues)	$ 8,208.00
5400	General Admin Expenses	$954.40	$1,062.40	$4.92	$1,062.40	Autobook fees (1% of dues per month per household) + $10 per month charge for Autobook access + annual report fees to state of WI	$ 108.00
	Total	**$17,668.40**	**$26,369.00**	**$122.08**	**$26,369.00**		**$8,700.60**
	Total Expenses	**$73,439.71**	**$84,240.00**	**$390.00**		**$84,240.00**	
	Monthly Dues	**$340.00**	**$390.00**			**to spend in 2026**	